

test PDF Combine only

Type:	20 - Apls 4-8		
Sty Ht:	3 - 3 Story		
(Liv) Units:	6	Total:	34
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade: B - Good			
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	6	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 6	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0%
Functional:		%
Economic:		%
Special:	NC - New Cons't	40.
Override:		%
	Total:	40.6%

CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	0.83646774
Const Adj.:	0.98890531
Adj \$ / SQ:	115.806
Other Features:	285425
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1246915
Depreciation:	506248
Depreciated Total:	740668

COMMENTS

	Perviously known as 19-R Park Ave..	2

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 3		BRs: 2		Baths: 6		HB						

REMODELING

	Exterior:	
	Interior:	
0%	Additions:	
%	Kitchen:	
%	Baths:	
0.	Plumbing:	
%	Electric:	
%	Heating:	
6%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		3	2	3
Totals				
1		3	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	154.02	
Special Features:	0	Val/Su Net:	131.54	
Final Total:	740700	Val/Su SzAd	131.54	

SKETCH

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
68						
68						
68						
04						
31						

IMAGE

AssessPro Patriot Properties, Inc



EXTERIOR INFORMATION

Type: 20 - Apts 4-8			
Sty Ht:	3 - 3 Story		
(Liv) Units:	6	Total:	34
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade: B - Good			
Year Blt:	2020	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	6	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 6	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	40.	%
Override:			%
	Total:	40.6	%

CALC SUMMARY

Basic \$ / SQ:	140.00
Size Adj.:	0.83646774
Const Adj.:	0.98890531
Adj \$ / SQ:	115.806
Other Features:	285425
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1246915
Depreciation:	506248
Depreciated Total:	740668

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 3			BRs: 2			Baths: 6			HB			

REMODELING

	Exterior:	
	Interior:	
0%	Additions:	
%	Kitchen:	
%	Baths:	
0.0%	Plumbing:	
%	Electric:	
%	Heating:	
6%	General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		3	2	3
Totals				
1		3	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	154.02	
Special Features:	0	Val/Su Net:	131.54	
Final Total:	740700	Val/Su SzAd	131.54	

SKETCH

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
3						
3						
4						
1						

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		LOWELL ST, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1: DSBI LLC					
Owner 2:					
Owner 3:					
Street 1: 252 MASSACHUSETTS AVENUE					
Street 2:					
Twn/City: ARLINGTON					
St/Prov: MA		Cntry:		Own Occ:	N
Postal: 02474				Type:	

PREVIOUS OWNER

Owner 1:	HOUSING CORP OF ARLINGTON -		
Owner 2:	-		
Street 1:	252 MASSACHUSETTS AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .88 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 2020, having primarily Conc. Block Exterior and 32787 Square Feet, with 28 Units, 20 Baths, 12 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
112	Apts. 8 Plus		38335		Sq. Ft.	Site
112	Apts. 8 Plus		22		No. of Un	Site

Total AC/HA:	0.88005	Total SF/SM:	38335
--------------	---------	--------------	-------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	28751.250	3,431,000		1,397,000	4,828,000
105	9583.750				
Total Card	0.880	3,431,000		1,397,000	4,828,000
Total Parcel	0.880	4,171,700		1,397,000	5,568,700
Source: Market Adj Cost	Total Value per SQ unit /Card:			147.25	/Parcel: 144.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	4,171,700	0	38,335.	1,397,000	5,568,700		Year end	12/23/2021
2021	112	FV	244,500	0	38,335.	1,331,000	1,575,500		Year End Roll	12/10/2020
2020	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/18/2019
2019	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	1/3/2019
2018	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/20/2017
2017	112	FV		0	38,335.	990,000	990,000	990,000	Year End Roll	1/3/2017
2016	112	FV		0	38,335.	990,000	990,000	990,000	Year End	1/4/2016
2015	112	FV		0	38,335.	836,000	836,000	836,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount C/O	Last Visit	Fed Code	F. Descrp	Comment
10/14/2020	1263	Heat App	48,000 C				
10/14/2020	1264	Heat App	220,000 C				
4/8/2020	414	New Buil	4,460,414 O				
4/8/2020	413	New Buil	1,007,575 O				
4/28/2007	290	Foundati	130,000		G8	GR FY08	FOR 22 UNIT BLDG
11/27/1995	673	Manual	1,000				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann
4/13/2017	I & E Return	MM	Mary M
3/6/2017	SQ Returned	MM	Mary M
9/21/2016	Inspected	DGM	D Mann
4/7/2009	Meas/Inspect	201	PATRIOT
6/12/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

Sign: _____							VERIFICATION OF VISIT NOT DATA		____/____/____	
	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
000	105	25				1,397,000				
397,000	Spl Credit				Total:	1,397,000				

397,000	Spl Credit		Total:	1,397,000
---------	------------	--	--------	-----------

Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	40002
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
8	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

test PDF Combine only

Sty Ht:	4 - 4 Story		
(Liv) Units:	28	Total:	34
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade: B+ - Good (+)	
Year Blt: 2020	Eff Yr Blt: 2021
Alt LUC:	Alt %:
Jurisdic: G22	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	20	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	12	Rating:	Average
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 28	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0%
Functional:		
Economic:		
Special:	NC - New Const	50.
Override:		
	Total:	50%

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	0.98890531
Adj \$ / SQ:	132.909
Other Features:	342266
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6861926
Depreciation:	3430963
Depreciated Total:	3430963

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths: 20			HB 1			

REMODELING

	Exterior:	
	Interior:	
0%	Additions:	
	Kitchen:	
	Baths:	
0%	Plumbing:	
0%	Electric:	
0%	Heating:	
0%	General:	

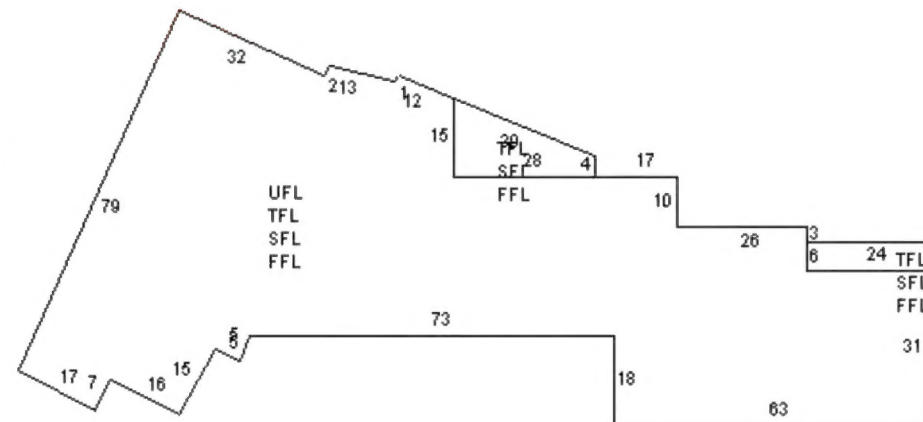
RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	194.05	
Special Features:	0	Val/Su Net:	104.65	
Final Total:	3431000	Val/Su SzAd	104.65	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	8,301	132.910	1,103,277	
SFL	Second Floor	8,301	132.910	1,103,277	
TFL	Third Floor	8,301	132.910	1,103,277	
UFL	Upper Floor	7,884	132.910	1,047,854	
Net Sketched Area:		32,787	Total:	4,357,688	
Size Ad	32787	Gross Area	32787	FinArea	32787

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
77						
77						
77						
54						
85						
87						

IMAGE

AssessPro Patriot Properties, Inc



PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		LOWELL ST, ARLINGTON

OWNERSHIP

Owner 1:	DSBI LLC				
Owner 2:					
Owner 3:					
Street 1:	252 MASSACHUSETTS AVENUE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	HOUSING CORP OF ARLINGTON -		
Owner 2:	-		
Street 1:	252 MASSACHUSETTS AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .88 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 2020, having primarily Conc. Block Exterior and 32787 Square Feet, with 28 Units, 20 Baths, 12 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
112	Apts. 8 Plus		38335		Sq. Ft.	Site
112	Apts. 8 Plus		22		No. of Un	Site

Total AC/HA:	0.88005	Total SF/SM:	38335	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG		Total:	1,397,000	Spl Credit		Total:	1,397,000
--------------	---------	--------------	-------	-------------	-----	--------------	---------------	---------	--	--------	-----------	------------	--	--------	-----------

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	28751.250	3,431,000		1,397,000	4,828,000
105	9583.750				
Total Card	0.880	3,431,000		1,397,000	4,828,000
Total Parcel	0.880	4,171,700		1,397,000	5,568,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		147.25	/Parcel: 144.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	4,171,700	0	38,335.	1,397,000	5,568,700		Year end	12/23/2021
2021	112	FV	244,500	0	38,335.	1,331,000	1,575,500		Year End Roll	12/10/2020
2020	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/18/2019
2019	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	1/3/2019
2018	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/20/2017
2017	112	FV		0	38,335.	990,000	990,000	990,000	Year End Roll	1/3/2017
2016	112	FV		0	38,335.	990,000	990,000	990,000	Year End	1/4/2016
2015	112	FV		0	38,335.	836,000	836,000	836,000	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount C/O	Last Visit	Fed Code	F. Descrp	Comment
10/14/2020	1263	Heat App	48,000 C				
10/14/2020	1264	Heat App	220,000 C				
4/8/2020	414	New Buil	4,460,414 O				
4/8/2020	413	New Buil	1,007,575 O				
4/28/2007	290	Foundati	130,000		G8	GR FY08	FOR 22 UNIT BLDG
11/27/1995	673	Manual	1,000				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann
4/13/2017	I & E Return	MM	Mary M
3/6/2017	SQ Returned	MM	Mary M
9/21/2016	Inspected	DGM	D Mann
4/7/2009	Meas/Inspect	201	PATRIOT
6/12/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA __/__/__

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
ed	105	25					
000						1,397,000	
397,000	Spl Credit				Total:	1,397,000	

apro

Database: AssessPro - ArchiveProArling

2023

test PDF Combine only

Type:	83	Apt- Garden	
Sty Ht:	4	- 4 Story	
(Liv) Units:	28	Total:	34
Foundation:	1	- Concrete	
Frame:	2	- Steel	
Prime Wall:	21	- Conc. Block	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	11	- Membrane	
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2020	Eff Yr Blt:	2021
Alt LUC:		Alt %:	
Jurisdic	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	20	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	12	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	28	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:	NC - New Cons't	50.	%
Override:			%
	Total:	50	%

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	0.98890531
Adj \$ / SQ:	132.909
Other Features:	342266
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	6861926
Depreciation:	3430963
Depreciated Total:	3430963

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0		BRs: 0		Baths: 20		HB 1						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

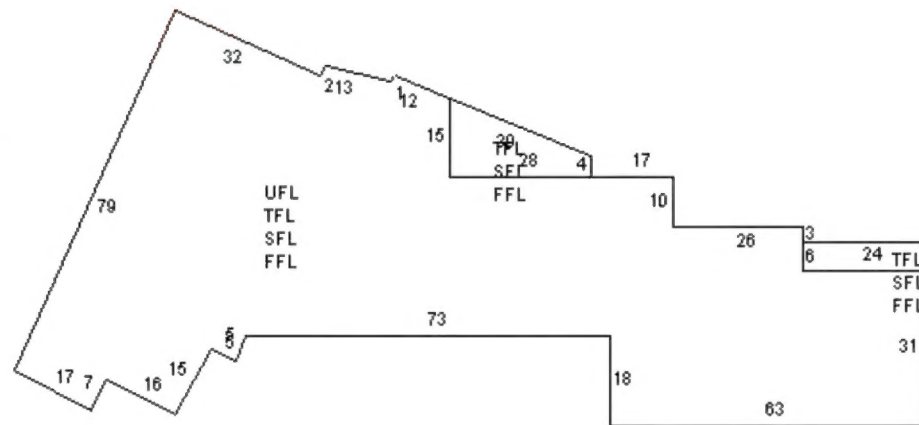
RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	194.05	
Special Features:	0	Val/Su Net:	104.65	
Final Total:	3431000	Val/Su SzAd	104.65	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	8,301	132.910	1,103,277	
SFL	Second Floor	8,301	132.910	1,103,277	
TFL	Third Floor	8,301	132.910	1,103,277	
UFL	Upper Floor	7,884	132.910	1,047,854	
Net Sketched Area:		32,787	Total:	4,357,685	
Size Ad	32787	Gross Area	32787	FinArea	32787

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
7						
7						
4						
5						
7						

IMAGE

